

Naples City Planning & Zoning Commission  
Members List  
1992/1993

CHAIRMAN: Joseph Shaffer 789-1278 Jan 1996  
888 E 2850 S

VICE CHAIRMAN: Lydia Anders 789-2309 Jan 1993  
2972 S 1500 E

MEMBERS: Susan Dart 789-1060 Jan 1993  
2350 E 1500 S

Lance Anderson 789-1702 Jan 1995  
1613 E 2250 S

Garrett Eckerdt 781-0156 Jan 1996  
2554 S 500 E

Russell Carter 789-9130 Jan 1995  
983 E 2910 S

ALTERNATE: Mark Muth 789-8416 Jan 1996  
1690 E 1700 S

Allen Calder 789-2857 Jan 1995  
1629 E 2250 S

COUNCIL REPRESENTATIVE: Everett Coon 789-8908 Jan 1993  
1834 S 1500 E

REPLACEMENT OF THE FOLLOWING MEMBERS:

Randy Anderson  
Ron Barrett  
Shane Mayberry

The City is very grateful for the hours these Volunteers have given for the advancement of the public's interest. "People Serving People"



NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
JANUARY 14, 1993

This regularly scheduled meeting of the Planning and Zoning Commission was called to order at 8:00 pm.

COMMISSION PRESENT: Chairman Joseph Shaffer, Vice Chairman Lydia Anders, Lance Anderson, Russell Carter, Garrett Eckerdt

COMMISSION ABSENT: Susan Dart, Mark Muth, Allan Calder

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Ron and Karen Barrett, Mike and Kathy Brixey, Rod Powell, Susan Nebeker, Craig Blunt

Chairman Shaffer welcomed the public and new Commissioners, made introductions and opened the hearing: Conditional Use Permit for Commercial vehicle parking in residential Zone. (938 East 2850 South)

Rod Powell made his request for a conditional use of a commercial vehicle in a residential zone (02-11-013).

Vehicle Weight: approximately 34,000 pounds gross (legal weight limit for back road bridges)

Vehicle Length: Approximately 25 feet  
Vehicle Width: Approximately 8 feet

"Conditions I have taken upon myself have been: No more than 20 miles per hour, no jake brakes, never loaded. It's my understanding that this can and has been done in the past. I would be willing to follow these and any other conditions necessary to bring my work truck to my property. My job would be hindered otherwise."

Chairman Shaffer read a letter from Victor Forshind dated January 13, 1993:

"Attention: Joseph Shaffer, Zoning commission

RE: Public Hearing Notice, Commercial Vehicle Parking

The person has the right to follow his or her livelihood. The ground pressure of a ten (10) wheel vehicle is no greater than a four (4) wheel. The weight of an empty garbage truck is greater than any other ten (10) wheel vehicle. This person should have the right to maintain his vehicle on his private property. I don't feel that one person, with nothing more to do than watch what others are doing, should be allowed to dictate right or wrong."

Victor Forshind.

Chairman Shaffer asked if there were any comments?

Ron Barrett: I live across the street from Rod, and I find no problem with his request. He has been very courteous.

Mike Brixey: I live on 2910 South so I have no problem with granting Rod with a Conditional Use Permit. It seems he has already set good conditions and has been following them.

Susan Nebeker: I live at the top of 2850 South, I have no problem with his request. He has been cautious in his driving.

Further discussion followed on proposed conditions.

Everett Coon moved the Commission to approve a Conditional Use Permit for Rod Powell. This recommendation of Condition will be given to Mayor and Council for final approval at their next regularly meeting.

The conditions are as follows:

1. No jake brakes
2. Never loaded
3. Speed limit 20 mph
4. Be fully lite, all lights on
5. Cannot park on road or in easement. Park only at designated location
6. Be considerate of start up of vehicle, Keep noise down not to disturb neighbors

Garrett Eckerdt seconded, the motion passed, all voting aye.

Approval of December 10, 1992 minutes.

Everett Coon moved the commission to approve the minutes of December 10, 1992, with conditions, Russell Carter seconded, the motion passed all voting aye.

#### COMMISSION MEETING DATES:

Commission discussed their regular meeting date, the second Thursday of the month at 8:00 pm. Following the discussion, Lance moved the commission change the time to 7:00 pm. Russell Carter seconded, the motion passed all voting aye.

#### OTHER BUSINESS:

Craig Blunt reminded the Commission that the workshops from U of U Center for Public Affairs and Administration will begin on February 11, 1993. The first workshop being The Planning Process.

With no other business coming before the Commission, Garrett Eckerdt moved to adjourn, Everett Coon seconded, the motion passed all voting aye.

The next regular meeting will be February 11, 1993 at 7:00 pm.

NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
FEBRUARY 11, 1993

This regularly scheduled meeting of the Planing & Zoning Commission was called to order at 8:04 p.m.

COMMISSION PRESENT: Garrett Eckerd, Lydia Anders, Russell Carter, Allan Calder

COMMISSION ABSENT: Joseph Shaffer, Susan Dart, Lance Anderson, Mark Muth

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Craig Blunt

Approval of January 14, 1993 Minutes:

Russell Carter moved the Commission to approve the minutes of January 14, 1993, Everett Coon seconded, the motion passed all voting aye.

THE PLANNING PROCESS AND GENERAL PLAN:

1. The Plan; its purpose, preparation and implementation -- The Plan is a Compass - Short Range and Long Range.
2. Legal Authority for planning, US Constitution, Utah Constitution and Case Load.
3. Why we plan our communities? Human needs, Culture values -- Demand and Supply -- Natural-Environment.
4. What is the planning process? The method planning moves through local Government system from goals and objectives to local government policy and implementation into the community.

The Zoning Commission makes a little decision here a little decision there -- pretty soon they add up to a City. The two (2) questions the Zoning Commission needs to ask itself, 1. "Were all those little decisions guided by a vision of the future"? 2. "Will they add up to an efficient attractive, well-planned community?"

DISCUSSION:

1. Industrial Areas -- Weed Control, Beautification, -- use of a clean up ordinance.
2. School Elementary kids access to Naples Elementary, crossing Highway 40.
  - a. Stop light at 2500 South Highway 40
  - b. Crossing guards at 2500 South Highway 40
  - c. Sidewalk along Highway 40 East side and West side

Commission wants data on how to get a traffic light at 2500 South Highway 40 -- Need it for planning meeting.

3. Concrete Sidewalks vs Asphalt Sidewalks

Commission wants data on the pros and cons.

4. Naples Park/Park Recreation District -- The park needs a roller skating rink and an ice skating rink.

Commission wants this type of recreation added to the project list for Naples Park and a priority placed on them.

Garrett Eckerdt moved to adjourn, Russell Carter seconded, motion passed all voting aye. 8:15 p.m.

NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
MARCH 11, 1993

DUE TO LACK OF QUORUM THIS MEETING WAS CANCELED. NEXT MEETING WILL BE APRIL 8TH, 1993.

NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
APRIL 8, 1993

This regularly scheduled meeting of the Planning & Zoning Commission was canceled due to lack of a Quorum. The workshop began at 7:05 p.m.

COMMISSION PRESENT: Lance Anderson, Mark Muth, Allan Calder

COMMISSION ABSENT: Susan Dart, Joseph Shaffer, Lydia Anders, Russell Carter, Garrett Eckerdt

COUNCIL REPRESENTATIVE: Everett Coon, Absent

OTHERS PRESENT: Craig Blunt

RECAP: Planning Process Workshop

1. Sidewalk Hwy 40 - School Kids Access to Naples Elementary
2. Street Stop Lights 2500 South Hwy 40
3. Asphalt Sidewalks vs Concrete Sidewalks

WORKSHOP "THE PLANNING COMMISSION"

U of U Center for Public Policy and Administration, Planning & Zoning Education Programs.

1. Qualifications of Commissions
2. Powers and Duties of Commissions
3. General Plan-Zoning Ordinance, Master Plan
4. Ethics - Conflict of Interest, Gifts, Treatment of Information
5. Hiring of Services and Assistance

Discussion - Park needs a Roller Skating and Ice Skating Rink.

Adjourn at 8:50 p.m.

NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
MAY 13, 1993

This regularly scheduled meeting of the Naples Planning & Zoning Commission was called to order at 7:00 p.m.

COMMISSION PRESENT: Chairperson Lydia Anders, Vice Chairman Garrett Eckerdt, Alan Calder, Lance Anderson

COMMISSION ABSENT: Susan Dart, Mark Muth, Russell Carter

COUNCIL REPRESENTATIVE: Everett Coon, absent

OTHERS PRESENT: Craig Blunt, Dave Barton, Mr & Mrs Larry Gurr

The Commission would like to thank Joseph Shaffer who served as chairman of the Naples Planning & Zoning Commission, for his leadership, insight, and time he has given for the betterment of Naples City. Mr. Shaffer has moved out of Naples and will be greatly missed.

APPROVAL OF MINUTES

Alan Calder moved the Commission to approve the minutes of February 11, 1993. Garrett Eckerdt seconded, the motion passed all voting aye.

Garrett Eckerdt moved the Commission to approve the minutes of April 8, 1993 workshop. Alan Calder seconded, the motion passed all voting aye.

SAV ON AUTO PARTS / DAVID BARTON

Mr. Barton asked the Commission to accept the following changes to his proposal \_\_\_\_\_.

1. Fence material type -- change from chain link with wood slats to vertical interlocking awning (same color and style as the building).
2. The fence location -- change from locating the fence in front of the building to beginning the fence at the ends of the building. The building would be used to hide the work yard in the back. The 8' foot fencing would hide the side yard work area. The front yard would only be used for customer parking and employee parking.

DISCUSSION FOLLOWED

Garrett Eckerdt moved the Commission to accept Sav On Auto Parts proposal in the change of materials for fence and the fence location. Lance Anderson seconded, the motion passed all voting aye.



## BEAR'S CORNER / BEAR'S FEED EMPORIUM

### Business Proposal

Mr. Larry Gurr and Louise Gurr made their proposal for improving the 2.6 acre corner lot (497 feet x 397 feet wide) located at 1542 South 1500 East.

### Types of improvements:

1. Barn Opera
2. Museum, dining hall
3. Gift shop
4. Kitchen -- grub
5. Pig race track
6. Petting zoo
7. Parking (ADA)
8. ADA Bath Rooms
9. Outdoor staging
10. Stormwater removal and grass areas

Following the discussion ten items were listed that needed to be put on the final plat.

1. Grass areas -- meaningful landscape
2. Fence, railed 4' foot high
3. Fence, barnwood 6' foot high
4. Parking lot layout. Entrance, exit, moving traffic in and out.
5. Building to meet codes -- emergency exits
6. Bathrooms and parking -- ADA standards
7. Stormwater removal
8. Lighting on outside of building
9. Kitchen area -- approved by Health Dept.
10. All signs that are free standing show height, length, width and location.

Garrett Eckerdt moved the Commission to approve Bear's Corner proposal. (The proposal must be put on a final plat -- show the items agreed upon) and to be presented at the next Naples Council meeting, May 25, 1993 for their final approval. Alan Calder seconded, the motion passed all voting aye.

Garrett Eckerdt moved to adjourn at 9:00 p.m. and to have the workshop at the next regularly scheduled meeting. Alan Calder seconded, the motion passed all voting aye.

NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
JUNE 10, 1993

This regularly scheduled meeting of the Planning and Zoning Commission was canceled due to lack of a quorum. The workshops were held.

COMMISSION PRESENT: Alan Calder, Russell Carter

COMMISSION ABSENT: Lydia Anders, Lance Anderson, Susan Dart, Mark Muth

COUNCIL REPRESENTATIVE: Everett Coon, absent

OTHERS PRESENT: Craig Blunt

WORK SHOP: Zoning and the Zoning Ordinance, The Purpose and Objective of Zoning, The Do's and Don'ts

DO'S

- To conserve the value and integrity of residential neighborhoods.
- To encourage attractive and functional commercial centers.
- To assure orderly growth.
- To protect life and property from natural hazards.
- To assure efficient and safe traffic movement.
- To increase or stabilize the local tax base.
- To preserve culturally and historically important sites and landmarks.
- To preserve culturally and historically, important sites and landmarks.
- To encourage good visual quality and high aesthetic standards.

DON'TS

- To provide economic opportunity or advantage to any owner of property.
- To restrict competition or influence artificially the value of property through the use of unreasonable or restrictive development standards.
- To promote economic or racial segregation through exclusionary regulations.

The concept of public welfare is broad and inclusive. The values our community represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the Naples Planning and Zoning Commission to determine that our community should be beautiful as well as healthy, spacious (keeping agricultural lands) as well as clean, well balanced as well as carefully patrolled.

Zoning is not planning. It is important to understand that the two documents, the general plan and the Zoning Ordinance, have separate and distinct purposes. The Zoning Ordinances are guided by the goals and obligations of the general plan.

Typical Ordinance defects were discussed and a check list for ordinances was read. Page 12, 13 of workbook.

#### WORK SHOP: Subdivisions Development and Regulations

Why regulate subdivision? To protect both prospective home buyers and Naples City from the practices of some unscrupulous developers.

Subdivision regulations are a major influence on urban development; for example, Zoning Commissions and local officials have recognized that when large tracks of land have been carved up into streets, blocks, and lots the pattern is difficult if not impossible to change. With a standard or regulation that is related to the general plan will assure proper implementation of housing, streets, parks and transportation goals.

Improvements subdivider should be required to provide by ordinance:

- Survey monuments
- Streets, curbs and gutters
- Storm water drainage
- Sidewalks
- Water supply, sewage disposal
- Street lighting
- Public utilities - gas, electrical
- Land for parks and open spaces
- Environment issues
- Erosion and sediment control

Administration and fees discussed.

- Pre-application review
- Preliminary plat review
- Final plat review
- Financial guarantees for improvements

With no other business the workshop ended at 8:40 p.m.

NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
JULY 8, 1993

DUE TO LACK OF QUORUM THIS MEETING WAS CANCELED. NEXT MEETING WILL BE AUGUST 12, 1993.

NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
AUGUST 12, 1993

This regularly scheduled meeting of the Naples Planning & Zoning Commission was canceled due to lack of a quorum. The workshop was held, starting at 7:00 p.m..

COMMISSION PRESENT: Lance Anderson, Mark Muth

COMMISSION ABSENT: Alan Calder, Russell Carter, Susan Dart, Lydia Anders

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Craig Blunt

WORKSHOP: Special Zoning Methods

Traditional Zoning regulation has not proven adequate to meet the needs of boom, bust economic conditions and difficult to update to new technologies. They discourage creativity and freedom in community design.

New zoning techniques have evolved through experimentation. These concepts are more flexible in land use regulation and growth management and could be mixed with traditional zoning methods. The following are some of the special zoning methods discussed:

- Conditional Use
- Overlay or Floating Zones
- Planned Unit Development and Cluster housing
- Regulation of Sensitive Lands and Natural Environment
- Performance Zoning and Performance Standards
- Protection for Incompatible Uses

#### THE POINT SYSTEM

WORKSHOP: The Board of Adjustment (B of A)

The primary purpose of the Board of Adjustment is to provide relief to persons who may suffer because of a physical limitation or abnormality of a particular parcel of property. The boards if empowered can hear appeals from disputed decisions of Zoning Administration. The major functions of the B of A evolved from the fact that inevitable there are parcels of property which have unique circumstances, where enforcement of the zoning regulations would cause the users of the land an added hardship.

Discussion of updating master plan, setting new goals and updating zoning regulations to meet these new goals followed. Each zoning member was asked to make a list of goals or direction they would like the City to move. Some mentioned were:

- 1: Highway 40 business clean-up
- 2: Reduction of I-1 zones
- 3: Provide enhancement of C-1 zones
- 4: Provide buffer areas for residential zones
- 5: Keep agriculture lands from being gobbled up by future development

There is one more set of workshops, following the workshops, we will be working on general ten (10) year plan, for the development of Naples City.

Workshops ended at 8:30 p.m.

NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
SEPTEMBER 9, 1993

DUE TO LACK OF QUORUM THIS MEETING WAS CANCELLED. NEXT SCHEDULED MEETING WILL BE OCTOBER 14, 1993.

NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
OCTOBER 14, 1993

DUE TO LACK OF QUORUM THIS MEETING WAS CANCELLED. NEXT SCHEDULED MEETING WILL BE NOVEMBER 11, 1993.



NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
NOVEMBER 11, 1993

DUE TO LACK OF QUORUM THIS MEETING WAS CANCELLED. NEXT SCHEDULED MEETING WILL BE DECEMBER 9, 1993.

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NAPLES PLANNING & ZONING COMMISSION  
MINUTES  
DECEMBER 9, 1993

DUE TO LACK OF QUORUM THIS MEETING WAS CANCELLED. NEXT SCHEDULED MEETING WILL  
BE JANUARY 13, 1994.